



**THE CITY OF DAYTONA BEACH
BUSINESS MEETING OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA)
NOVEMBER 3, 2021
COMMISSION CHAMBERS
6:00 PM**

AGENDA

Website Address - www.codb.us (City Clerk)

NOTICE- Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Community Redevelopment Agency at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.
(386) 671-8020



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the City Redevelopment Agency meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

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1. **ROLL CALL.**
2. **INVOCATION.**
3. **PLEDGE OF ALLEGIANCE TO THE FLAG.**
4. **APPROVAL OF MINUTES.**

4.A. [Approval of Minutes](#)

Approval of the minutes of the September 22, 2021 Business Meeting of the Community Redevelopment Agency (CRA) held at City Hall, 301 S. Ridgewood Avenue, Daytona Beach FL.

5. **AGENDA APPROVAL.**
6. **ADMINISTRATIVE ITEMS.**

6.A. [City Manager/ Redevelopment Division - Sale of Surplus Property \(pp. 6-34\)](#)

Resolution approving the sale of two City-owned parcels of real property (Parcel ID 5339-49-00-0040 and 5339-49-00-0050) located at the southwest corner of Cedar Street and Marion Street within the Midtown Redevelopment Area to Stephanie Jones, owner of adjacent property located at 521 Cedar Street, who was selected in response to a Request for Proposals. Ms. Jones will pay a total sum of \$24,000 for the two parcels, equivalent to the current assessed value of both parcels, and proposes to begin construction of residential homes. Ms. Jones was recently issued a building permit for construction of a residential structure at 521 Cedar Street.

Reed Berger, Redevelopment Director, to report.

Recommendation: Redevelopment Director recommends adoption of the Resolution.

Action: Motion to adopt Resolution.

6.B. Development and Administrative Services - Third Amendment to Protogroup's Utility Agreement (pp. 35-54)

Resolution approving the Third Amendment to the Daytona Beach Convention Hotel & Condominiums (Protogroup) Utility and Off-Site Improvement Agreement. Protogroup began construction of the Daytona Beach Convention Hotel & Condominiums in October 2017. The project had three (3) phases; Phase I - parking garage. Phase II - 28 story- hotel, and Phase III - 32 story condos/hotel structure. In 2021. Phase I is complete and Phase II is virtually complete open and operating pursuant to a Temporary Certificate of Occupancy (T. C.O.), a T. C.O. is not issued unless the subject structure may be safely occupied by the public. In this instance the notable item that remains to be finished is the intersection of SR-A1A and Oakridge. The agreement between the City and Protogroup allows the City to deduct the sum of \$283,829 from the proceeds Protogroup is entitled to receive from the City as a result of extending water and sewer lines along Oakridge from Halifax to the Protogroup site at SR- A 1 A and Oakridge. The withheld funds will be used solely for FDOT to perform the repairs to the intersection of SRA 1 A and Oakridge Boulevard. Additional monies for the completion of sidewalk improvements is not being withheld; instead, before receiving reimbursement, Protogroup must provide the City a performance bond for the sidewalk improvements.

James Morris, Deputy City Manager, Redevelopment and Administrative Services, to report.

Recommendation: Deputy City Manager, Redevelopment and Administrative Services recommends adoption of the Resolution.

Action: Motion to adopt the Resolution.

7. COMMENTS/INQUIRIES FROM THE COMMUNITY REDEVELOPMENT AGENCY - CITY MANAGER AND CITY ATTORNEY REPORT.

8. ADJOURNMENT.